

Forest Acres Zoning Board of Appeals
Monday, June 9, 2025
5205 N. Trenholm Road
6:00 PM

Agenda

I. Call to order

1. Determination of a Quorum

A quorum was determined by the presence of Pete Balthazor, Kate Usry, Robin O'Neil and Shirley Fawley. Will Owens, Jesse Smith and Derek Pace were absent.

II. Approval of Minutes

1. May 12, 2025

Ms. O'Neil made a motion to approve the May 12, 2025 minutes; Ms. Fawley seconded. The motion was passed unanimously.

III. New Business

1. Approval of Order of May 12, 2025 Meeting

3608 Covenant Rd; TMS 14012-10-01; Victory Praise & Worship. 20-ft variance request to reduce the sign front setback from the highway right-of-way from 20 ft to 0 ft for new free-standing church sign.

Ms. O'Neil made a motion to approve the order; Ms. Usry seconded. The motion passed unanimously.

2. Approval of Order of May 12, 2025 Meeting

4421 Reamer Ave; TMS 16704-01-06; Hanna. 314 sq ft variance to build an accessory structure over 750 sq ft to a total of 1,064 sq ft.

Ms. O'Neil made a motion to approve the order; Ms. Usry seconded. The motion passed unanimously.

3. Approval of Order of May 12, 2025 Meeting

3745 Linbrook Dr; TMS 14111-01-05; Gaines/Anderson. 1-ft variance request to increase the accessory building height from 15-ft to 16-ft for a storage shed.

Ms. O'Neil made a motion to approve the order; Ms. Usry seconded. The motion passed unanimously.

4. Approval of Order of May 12, 2025 Meeting

5827 N. Trenholm Rd; TMS 16801-02-08; Beth Shalom Synagogue. Variance request to Section 21.7.2 (a)(1) in relation to shipping containers not being allowed in any zoning district for storage.

Ms. O'Neil made a motion to approve the order; Ms. Usry seconded. The motion passed unanimously.

5. Approval of Order of May 12, 2025 Meeting

5827 N. Trenholm Rd; TMS 16801-02-08; Beth Shalom Synagogue. Appeal of interpretation of Zoning Ordinance Section 21.7.2 (a)(1) in relation to shipping containers not being allowed in any zoning district for storage.

Ms. O'Neil made a motion to approve the order; Ms. Usry seconded. The motion passed unanimously.

6. Approval of Order of May 12, 2025 Meeting

139 Vallejo Cr; TMS 14011-06-05; Williams. 1-ft variance request to reduce the front setback from 35 ft to 34 ft to extend roof to provide cover for porch and front entrance to home.

Ms. O'Neil made a motion to approve the order; Ms. Usry seconded. The motion passed unanimously.

7. Approval of Order of May 12, 2025 Meeting

3720 Two Notch Rd; TMS 14102-08-01; Genuine Parts Company (NAPA). Appeal of how the square footage of a sign is calculated.

Ms. O'Neil made a motion to approve the order; Ms. Usry seconded. The motion passed unanimously.

8. Approval of Order of May 12, 2025 Meeting

E/S Trenholm Rd; TMS 16604-01-03; Blatt. Variance request in relation to number of trees being removed from the property and the replanting required by the zoning ordinance.

Ms. O'Neil made a motion to approve the order; Ms. Usry seconded. The motion passed unanimously.

9. Approval of Order of May 12, 2025 Meeting

E/S Trenholm Rd; TMS 16604-01-03; Blatt. Appeal of interpretation of a storm water retention pond not being allowed as shown on plans by the zoning ordinance.

Ms. O'Neil made a motion to approve the order; Ms. Usry seconded. The motion passed unanimously.

IV. Adjourn

Ms. O'Neil made a motion to adjourn the meeting; Ms. Fawley seconded. The motion passed unanimously, and the meeting was adjourned at 6:03pm.